Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	6/1 Mona Place, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$450,000	&	\$495,000

Median sale price

Median price	\$574,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024	S	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

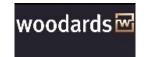
Add	dress of comparable property	Price	Date of sale
1	8/2 Douglas St TOORAK 3142	\$466,000	05/10/2024
2	7/13 Motherwell St SOUTH YARRA 3141	\$455,000	27/08/2024
3	7/3 Glover Ct TOORAK 3142	\$452,500	24/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/10/2024 10:43









Rooms: 5

Property Type: Unit Agent Comments

Indicative Selling Price \$450,000 - \$495,000 Median Unit Price Year ending September 2024: \$574,000

Comparable Properties



8/2 Douglas St TOORAK 3142 (REI)

1





Price: \$466,000 Method: Auction Sale Date: 05/10/2024

Property Type: Apartment

Agent Comments



7/13 Motherwell St SOUTH YARRA 3141

(REI/VG)





Price: \$455,000 Method: Private Sale Date: 27/08/2024

Property Type: Apartment

Agent Comments



7/3 Glover Ct TOORAK 3142 (REI/VG)

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Price: \$452,500 Method: Private Sale Date: 24/05/2024

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



